



**CITY COUNCIL  
ATLANTA, GEORGIA**

**04-0 -0760**

**AN ORDINANCE**

**BY COUNCIL MEMBER CLETA WINSLOW**

**AN ORDINANCE TO CHANGE THE EFFECTIVE DATE OF CREATION FOR THE CORNERSTONE TERRACE HOUSING ENTERPRISE ZONE (FORMERLY KNOWN AS ONE WEST END ONE HOUSING ENTERPRISE ZONE) FROM JANUARY 1, 2003 TO JANUARY 1, 2005; AND FOR OTHER PURPOSES.**

**WHEREAS**, an amendment to the Constitution of the State of Georgia was adopted by referendum in November 1982 giving the Council of the City of Atlanta power to create urban enterprise zones in the City of Atlanta; and

**WHEREAS**, enabling legislation known as the Atlanta/Fulton County Urban Enterprise Zone Act was enacted by the Georgia General Assembly and signed by the Governor in March 1983 and subsequently amended; and

**WHEREAS**, the Atlanta/Fulton County Urban Enterprise Zone Act gives the Council of the City of Atlanta authority to designate areas within the City as urban enterprise zones for housing purposes; and

**WHEREAS**, by ordinance adopted by the City Council on October 2, 1995 and effective on October 7, 1995, the One West End One Housing Enterprise Zone was created with property tax abatements to become effective January 1, 1996; and

**WHEREAS**, by Ordinance 02-O-0688, adopted and approved in October 2002, the name of One West End One Housing Enterprise Zone was changed to the Cornerstone Terrace Housing Enterprise Zone and the effective date of the zone was changed from January 1, 1996 to January 1, 2003, at the request of the developer, Russell New Urban Development, LLC; and

**WHEREAS**, the Cornerstone Terrace Housing Enterprise Zone has remained undeveloped as a result of unanticipated development impediments; and

**WHEREAS**, Russell New Urban Development, LLC has requested that the effective date of the Cornerstone Terrace Housing Enterprise Zone be changed again from January 1, 2003 to January 1, 2005.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS AS FOLLOWS:**



**Section 1:** The effective date of all exemptions established therein shall be January 1, 2005. The Cornerstone Terrace Housing Enterprise Zone shall be abolished on December 31, 2015. The Cornerstone Terrace Housing Enterprise Zone shall otherwise not be abolished except as provided in State Law.

**Section 2:** Per City Ordinance 01-O-2014, thirty-three percent (33%) of the total units to be provided, and ten percent (10%) of the units in each housing type and bedroom composition, shall be within the ability to pay of those households whose annual income does not exceed fifty percent (50%) of the median family income for the Atlanta Metropolitan Statistical Area as most recently published by the United States Department of Housing and Urban Development (HUD), and as adjusted for household size in accordance with HUD procedures. For said units, the property owner shall verify each tenant's household income at the time that said tenant initially executes a lease agreement. Furthermore, the property owner, by January 31 of each year, shall submit a report to the Commissioner of Planning, Development, and Neighborhood Conservation, indicating the household income of each tenant who executed a lease agreement during the previous calendar year.

**Section 3:** The Municipal Clerk is hereby directed to transmit a copy of this ordinance as well as the legal description of the Cornerstone Terrace Housing Enterprise Zone to the Tax Commissioner of Fulton County, to the Commissioner of the Department of Community Affairs of the State of Georgia, and to the Superintendent of the Atlanta Board of Education immediately upon approval by the Mayor of the City of Atlanta.

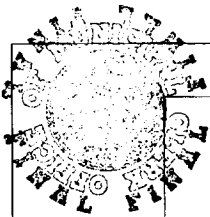
**Section 4:** That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

A true copy,

*Rhonda Dauphin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

May 3, 2004  
May 11, 2004



# CORNERSTONE TERRACE

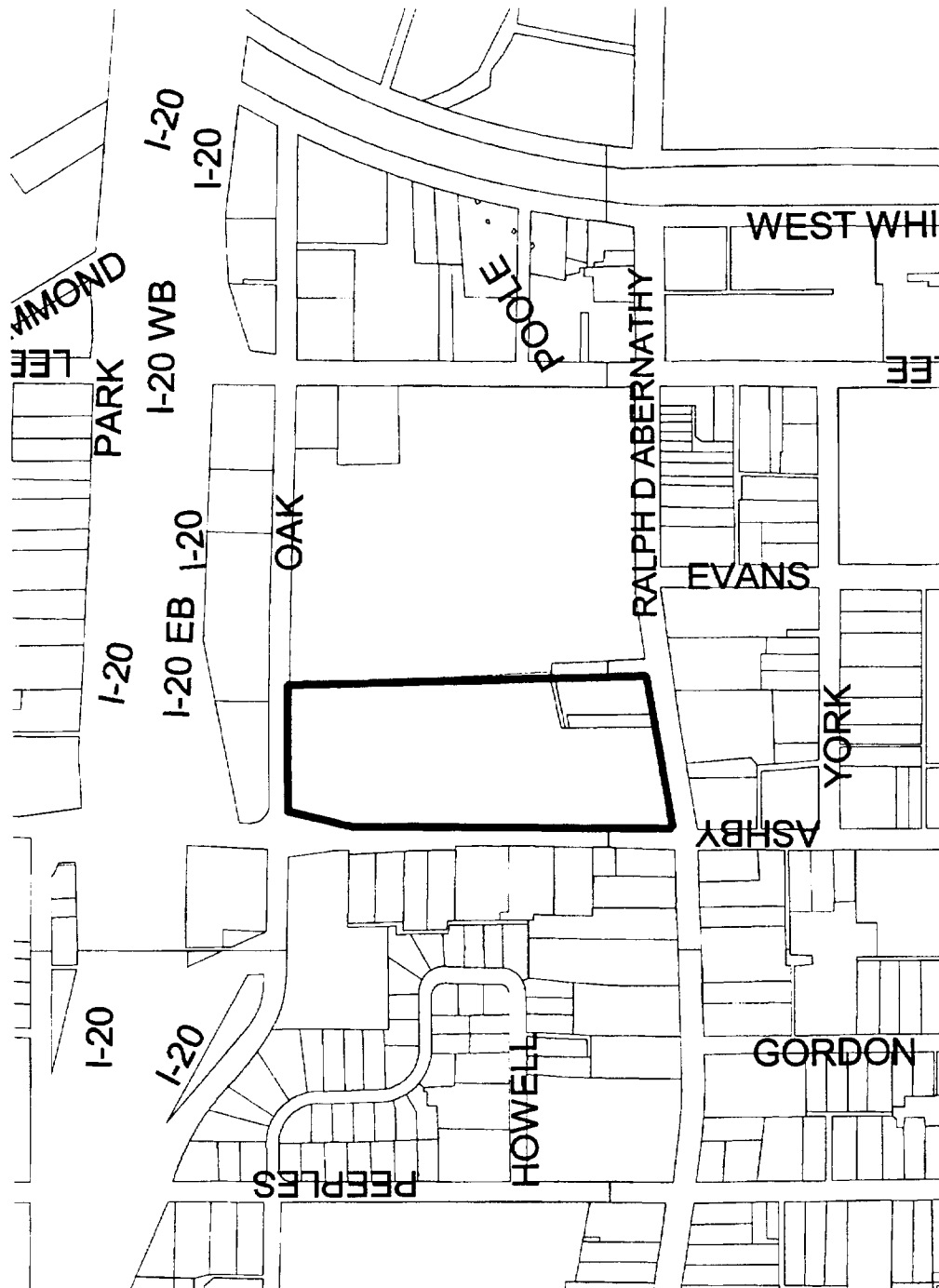


EXHIBIT "A"

RCS# 5686  
5/03/04  
5:37 PM

Atlanta City Council

Regular Session

04-O-0760      CHANGE EFF DATE CREATION CORNERSTONE TER  
                 HOUSING ENT ZONE 1/1/03 TO 1/1/05  
                 ADOPT

YEAS: 12  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	NV Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	NV Muller	NV Boazman	NV Woolard



**Section 1:** The effective date of all exemptions established therein shall be January 1, 2005. The Cornerstone Terrace Housing Enterprise Zone shall be abolished on December 31, 2015. The Cornerstone Terrace Housing Enterprise Zone shall otherwise not be abolished except as provided in State Law.

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04-0-0760

(Do Not Write Above This Line)

First Reading

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Referred To \_\_\_\_\_

FINAL COUNCIL ACTION  
☐ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings  
☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

☐ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings  
☐ Consent ☐ V Vote ☒ RC Vote

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COUNCIL MEMBER CLETA WINSLOW

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ADOPTED BY

MAY 3 2004

COUNCIL

- ☐ CONSENT REFER  
☐ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER  
☒ PERSONAL PAPER REFER

Date Referred

4/19/04

Referred To:

CD/HR

Date Referred

Referred To:

Date Referred

Referred To:

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)  
Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)  
Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)  
Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)  
Other

Members

APPROVED  
MAY 11 2004  
MAYOR

MAYOR'S ACTION

CERTIFIED  
MAY 03 2004  
MAYOR

COUNCIL PRESIDENT PROTÉM